

MINUTES  
ZONING BOARD OF ADJUSTMENT  
JANUARY 8, 2008  
REORGANIZATION MEETING  
SALUTE TO FLAG  
SUNSHINE LAW READ

ROLL CALL

PRESENT: Michael Fishman, Robert Knight, Michael Mahon,  
Glenn Malysz, Joseph Sparacio, Adrienne Spota,  
Matthew Weilheimer, Lewis Wildman

ALSO PRESENT: Michael Steib, Esq. Board Attorney  
Sarah Paris, Administrative Officer  
David Thesing, P.E., Board Engineer  
Thomas Scangarello, P.P., Board Planner

ABSENT: Steven Pitchon

No public comment.

Mr. Fishman congratulated Mr. Knight on the birth of his two sons. He also thanked Mr. Castellucci for his many years of service on the Board, and commented on his dedication and knowledge.

Mr. Fishman welcomed new Board members, Michael Mahon and Steven Pitchon, and also welcomed Mr. Weilheimer as a regular Board member.

Mr. Weilheimer and Mr. Mahon were sworn in by Mr. Steib.

Mr. Fishman stated that he has been proud and honored to serve as Chairman for the Board, and stated that he would be stepping down from the position.

Motion to appoint Glenn Malysz as Board Chairman.

Offered by: Michael Fishman	Seconded by: Robert Knight
Ayes: 7	Nays: 0
Absent: 0	Abstain: 0
Motion Granted.	

Motion to appoint Michael Fishman as Vice-Chairman.

Offered by: Glenn Malysz	Seconded by: Matthew Weilheimer
Ayes: 7	Nays: 0
Absent: 0	Abstain: 0
Motion Granted.	

Motion to appoint Robert Knight as Board Secretary.

Offered by: Adrienne Spota

Seconded by: Michael Fishman

Ayes: 7

Nays: 0

Absent: 0

Abstain: 0

Motion Granted.

Motion to appoint Michael Steib as Board Attorney.

Offered by: Glenn Malysz

Seconded by: Michael Fishman

Ayes: 7

Nays: 0

Absent: 0

Abstain: 0

Motion Granted.

Motion to appoint David Thesing of Gravatt Engineering as Board Engineer.

Offered by: Glenn Malysz

Seconded by: Michael Fishman

Ayes: 7

Nays: 0

Absent: 0

Abstain: 0

Motion Granted.

Motion to appoint Thomas Scangarello as Board Planner.

Offered by: Glenn Malysz

Seconded by: Michael Fishman

Ayes: 7

Nays: 0

Absent: 0

Abstain: 0

Motion Granted.

Motion to appoint Sarah Paris as Administrative Officer.

Offered by: Glenn Malysz

Seconded by: Matthew Weilheimer

Ayes: 7

Nays: 0

Absent: 0

Abstain: 0

Motion Granted.

Motion to appoint the Asbury Park Press and Star Ledger as the Board Newspapers.

Offered by: Glenn Malysz

Seconded by: Robert Knight

Ayes: 7

Nays: 0

Absent: 0

Abstain: 0

Motion Granted.

Motion to schedule Zoning Board hearings on the following 2007 dates:

January 8 & 15

July 1 & 15

February 5 & 19

August 5 & 19

March 4 & 18

September 2 & 16

April 1 & 15

October 7 & 21

May 6 & 20

November 25

June 3 & 17

December 2 & 16

Reorganization: January 8, 2008

Offered by: Glenn Malysz  
Ayes: 7  
Absent: 0  
Motion Granted.

Seconded by: Robert Knight  
Nays: 0  
Abstain: 0

**ZB 06-6241 A – Beacon Hill Self Storage, LLC**

Continuation of a public hearing for an approval of a Site Plan to construct a self-storage facility with five self-storage buildings of varying sizes, located on the corner of Tennent and Greenwood Road, Block 122, Lot 39, in the C-2 zone.

This hearing will be carried to January 15, 2008 with no further notice. Applicant signed an extension of time form.

**ZB 06-6260 – Furey, James & Dawn**

Continuation of a public hearing for an approval of a bulk variance to construct a single family dwelling on an undersized lot that has no frontage on a public right-of-way, with insufficient lot width, and exceeding permitted density at 72 School Road East, Marlboro, Block 362, Lot 19 in the R-80 zone.

This hearing will be carried to January 15, 2008 with no further notice. Applicant signed an extension of time form.

**ZB 07-6291 – Retamozo, Romulo**

Continuation of a Public Hearing for an approval to construct a two story addition, front porch and deck to an existing house on an undersized lot located at 575 Route 520, Block 214, Lot 17 in the LC zone.

This hearing will be carried to February 5, 2008 with no further notice. Applicant signed an extension of time form.

**ZB 07-6303 – Lucas Development, LLC (Laidlaw Transit)**

Continuation of a public hearing for an approval of a use variance and amended site plan to add a 248' x 80' additional gravel parking area which constitutes an expansion of a pre-existing non-conforming use located at 145 Amboy Road, Marlboro, Block 178, Lot 296 in the IOR zone.

This hearing will be carried to February 5, 2008 with no further notice. Applicant signed an extension of time form.

**ZB 07-6307 – Grand Seven, LLC**

Continuation of a Public hearing for an approval of a use variance for an Indoor Recreational Facility which is not a permitted use in a Light Industrial zone located at 238 Boundary Road, Block 360, Lot 5 in the LI zone.

Mr. Steib stated that they received a letter from the applicant stating that they wished to cancel their application.

Motion to dismiss without prejudice.

Offered by: Glenn Malysz  
Ayes: 7  
Absent: 0  
Motion Granted.

Seconded by: Robert Knight  
Nays: 0  
Abstain: 0

**ZB 07-6311 – Ayyala, Krishna & Laxmi**

Continuation of a Public hearing for an approval to construct a 20' x 16' addition for a sunroom with an insufficient rear yard setback for principal structure, located at 47 Cape May Drive, Block 206.01, Lot 46 in the R-1.5 zone.

This hearing will be carried to February 5, 2008 with no further notice. Applicant signed an extension of time form.

**ZB 07-6313 – Seidel, Bonnie**

Continuation of a Public hearing for an approval to construct a 6' high vinyl fence in second front yard, coming off the side of the house instead of the rear of the house, located at 17 Weathervane Way, Block 371, Lot 72 in the R30-20 zone.

This hearing will be carried to February 19, 2008 with no further notice. Applicant signed an extension of time form.

**ZB 07-6314 – Bonura, Dominick J.**

Continuation of a Public hearing for an approval to construct an addition to existing home on an undersized lot with excessive lot coverage, insufficient lot area, frontage, width, depth and setbacks, located at 122 Dutch Lane Road, Block 363.01, Lot 4 in the R-80 zone.

This hearing will be carried to February 19, 2008 with no further notice. Applicant signed an extension of time form.

**ZB 08-6315 – Marlboro Auto Wreckers**

Request for an interpretation of the Junkyard Ordinance relating to the recycling of scrap metal at 153 Tennent Road, Block 170, Lot 3, in the LC zone.

This hearing will be carried to March 4, 2008 with no further notice. Applicant signed an extension of time form.

**ZB 08-6316 – Morganville Auto Wreckers**

Request for an interpretation of the Junkyard Ordinance relating to the recycling of scrap metal at 249 Spring Valley Road, Block 172, Lot 13 in the LC Zone.

This hearing will be carried to March 4, 2008 with no further notice. Applicant signed an extension of time form.

**ZB 08-6317 – Schechter Enterprises**

Request for an interpretation of the Junkyard Ordinance relating to the recycling of scrap metal at 158 Tennent Road, Block 147, Lot 34, in the C-2 Zone.

This hearing will be carried to March 4, 2008 with no further notice. Applicant signed an extension of time form.

## **MEMORIALIZATIONS**

### **ZB 06-6266 – SFC Enterprises, Inc.**

Memorialization of a resolution granting approval to construct a two-story (35,261 sq. ft.) medical building on a site that already has an existing two-story building that houses a spa business, in excess of F.A.R., requiring a use variance for more than one principal use on a lot, exceeding permitted lot coverage and associated bulk variances at Route 520, Block 213, Lots 8 and 9 in the OPT-II zone.

Offered by: Adrienne Spota  
Ayes: 5  
Absent: 0

Seconded by: Lewis Wildman  
Nays: 0  
Abstain: 0

### **ZB 07-6298 – Ientile, James**

Memorialization of a resolution granting approval of a use variance & site plan approval to construct a 40'X60' garage building, attached to an existing garage with insufficient setbacks, located at 28 Vanderburg Road, Block 220, Lot 1, and Block 358, Lot 7.01 in an LI zone.

Offered by: Adrienne Spota  
Ayes: 5  
Absent: 0

Seconded by: Joseph Sparacio  
Nays: 0  
Abstain: 0

### **ZB 07-6309 Politz, Ken and Mary**

Memorialization of a resolution granting approval to construct a 16' x 38' raised paver patio with a roof covering which extends into the rear yard setback, at 123 Rolling Hill Drive, Morganville, Block 193.04, Lot 4 in the R-1.5 zone.

Offered by: Adrienne Spota  
Ayes: 3  
Absent: 0

Seconded by: Michael Fishman  
Nays: 0  
Abstain: 0

### **ZB 07-6312 Abrams, Richard**

Memorialization of a resolution granting approval to construct a 30' x 40' illuminated sports court with insufficient side yard setbacks and fencing that exceeds 6' at 823 Turquoise Trail, Morganville, Block 155, Lot 20.25 in the GCRC zone.

Offered by: Adrienne Spota  
Ayes: 5  
Absent: 0

Seconded by: Michael Fishman  
Nays: 0  
Abstain: 0

The Board accepted the minutes of December 11, 2007

Offered: Adrienne Spota

Second: Matthew Weilheimer

Ayes: 5

Nays: 0

Absent: 0

Abstain: 0

The Board accepted the minutes of December 18, 2007

Offered: Adrienne Spota

Second: Matthew Weilheimer

Ayes: 3

Nays: 0

Absent: 0

Abstain: 0

Meeting adjourned.

Respectfully,

Denise K. Fluck